073.0	0001	0011.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,000 / 833,000
					USE VALUE:	833,000 / 833,000
					ASSESSED:	833,000 / 833,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRAKE JEREMY/ETAL
Owner 2:	FRUSCIONE ANTONELLA
Owner 3:	
Street 1:	32 COLUMBIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 11,148 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 2549 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11148.000	304,900		528,100	833,000
Total Card	0.256	304,900		528,100	833,000
Total Parcel	0.256	304,900		528,100	833,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.79 | /Parcel: 326.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46033
GIS Ref:
GIS Ref:
Insp Date: 09/08/18

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0011.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	304,900	0	11,148.	528,100	833,000	833,000	Year End Roll	12/18/2019
2019	101	FV	255,100	0	11,148.	490,400	745,500	745,500	Year End Roll	1/3/2019
2018	101	FV	249,100	0	11,148.	490,400	739,500	739,500	Year End Roll	12/20/2017
2017	101	FV	249,100	0	11,148.	430,000	679,100	679,100	Year End Roll	1/3/2017
2016	101	FV	249,100	0	11,148.	392,300	641,400	641,400	Year End	1/4/2016
2015	101	FV	234,200	0	11,148.	347,000	581,200	581,200	Year End Roll	12/11/2014
2014	101	FV	234,200	0	11,148.	328,200	562,400	562,400	Year End Roll	12/16/2013
2013	101	FV	234,200	0	11,148.	312,300	546,500	546,500		12/13/2012

!6125!

PRINT

Date	Time
12/10/20	20:56:04

LAST REV

Date	Time
10/04/18	14:57:50
apro	
6125	

USER DEFINED

Prior Id # 1:	46033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POLCARI GERALD/	26584-359		8/15/1996		242,210	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2001	170	Alterati	12,000	C				FINISH 2ND FLOOR S
1/30/1997	81		20,000					REAR DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Meas/Inspect	BS	Barbara S
12/17/2008	Meas/Inspect	163	PATRIOT
11/20/1999	Inspected	263	PATRIOT
11/3/1999	Mailer Sent		
10/12/1999	Measured	243	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11148		Sq. Ft.	Site		0	70.	0.68	12									528,109						528,100	

Total AC/HA: 0.25592 | Total SF/SM: 11148 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 528,109 | Spl Credit | Total: 528,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE & BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.17586756
Const Adj.:	0.99989998
Adj $ / SQ:	123.454
Other Features:	101950
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	414261
Depreciation:	109365
Depreciated Total:	304896

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1			HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

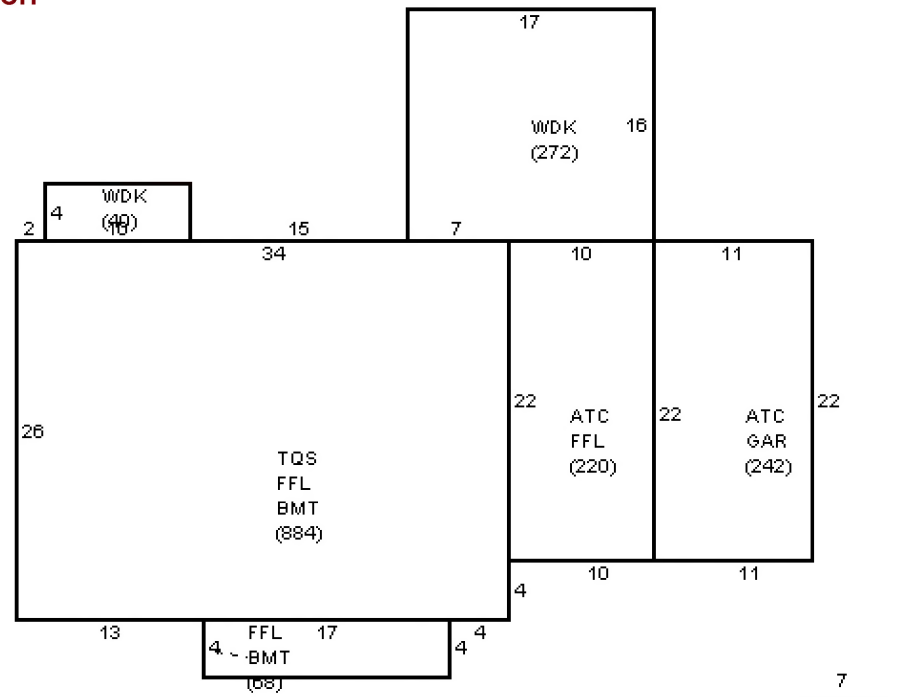
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	123.45
Special Features:	0	Val/Su Net:	87.04
Final Total:	304900	Val/Su SzAd	152.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,172	123.450	144,688
BMT	Basement	952	59.670	56,810
TQS	3/4 Story	663	123.450	81,850
WDK	Deck	312	9.200	2,872
GAR	Garage	242	25.330	6,129
ATC	Attic	162	123.450	19,962

Net Sketched Area:	3,503			Total:	312,311
Size Ad	1996.7	Gross Are	4024	FinArea	2549

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

073.0-0001-0011.A

IMAGE

AssessPro Patriot Properties, Inc